



## Loudoun County, Virginia

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www.loudoun.gov

Department of Building and Development

1 Harrison Street, SE, P.O. Box 7000, Mailstop #60A, Leesburg, VA 20177-7000

Telephone: 703/777-0220

Fax: Permits, Zoning, and Administration 703/771-5215 • Engineering 703/737-8993

July 15, 2015

Nahid B. Ziai  
Ziai Family Limited Partnership  
1025 Windswept Drive  
Great Falls, VA 22066

**Re: SBPL 2010-0001 Ziai Property  
Extension of Preliminary Plat Validity**

Dear Mrs. Ziai:

I am in receipt of your letter dated May 29, 2015 (with a fee check following on July 13, 2015) regarding the above referenced application. You have requested an extension of the validity of the above referenced preliminary plat in accordance with Section 1243.08(3) of the Loudoun County Land Subdivision and Development Ordinance (LSDO). A review of the application file indicates that the application was approved on August 5, 2013 and the validity of the preliminary plat would have expired on August 5, 2015. In your letter you requested that the validity of the preliminary plat be extended for an additional year.

As part of the extension request and required by LSDO Section 1243.08(3)(b)(i), future submissions of construction plans and profiles, subdivision plats, and site plans shall comply with all applicable provisions of the Zoning Ordinance, the Official Zoning Map, the Land Subdivision and Development Ordinance, and the Facilities Standards Manual in effect as of the date of the granting of such extension.

Staff has evaluated your request and has determined that the request for extension complies with Sections 1243.08(b)(i) and 1243.08(b)(ii) of the LSDO. Therefore, your request for extension is granted subject to the following conditions:

1. Submission of future construction plans and profiles, subdivision plats, and site plans for the subject of the application shall comply with all applicable provisions of the Zoning Ordinance, Official Zoning Map, Land Subdivision and Development Ordinance and Facilities Standards Manual in effect as of July 15, 2015.
2. All conditions and notes associated with the initial approval of SBPL 2010-0001 remain in effect.

As a result of this action and in accordance with Section 1243.08 of the LSDO, a record plat application must be officially submitted no later than **August 5, 2016** or the preliminary plat will become void.

If you have any questions, please contact me at (703) 737-8851 or via email at [scott.berger@loudoun.gov](mailto:scott.berger@loudoun.gov).

Sincerely,

A handwritten signature in black ink, appearing to be 'Scott Berger', with a long horizontal flourish extending to the right.

Scott Berger, CPM  
Division Manager for Land Development

Cc: Project file  
Eric Jewell, Project Manager

Nahid B. Ziai  
1025 Windswept Drive  
Great Falls, VA 22066

May 29, 2015

Mike Seigfried, AICP  
Assistant Director  
Loudoun County  
Dept of Building and Development  
1 Harrison Street, SE  
PO Box 7000  
Leesburg, VA 20177

Re: Ziai Property: SBPL-2010-0001

Dear Mr. Siegfried

I am writing you on behalf of the Ziai Family Limited Partnership. We received preliminary approval for the Preliminary Plat of Subdivision on the above-referenced property on August 5, 2013 from your office. My husband, Mohsen Ziai, is deceased, and we would like to request an extension of the Preliminary Plat by July 15, 2015 which is the date we were told is the deadline for the extension.

I have attached the original approval letter and documents to the email that accompanies this letter for your reference.

Please let us know if there are any other documents or letters required so that the extension can be granted.

Thank you in advance,

A handwritten signature in black ink, appearing to read "Nahid Ziai", with a stylized, flowing script.

Nahid B. Ziai

Cc Ben Rose  
Eric Jewell

# Receipt of Payment

Page 1 of 1

**Receipt Number :** 150012277  
**Transaction Number :** A000000013457  
**Payment Method:** CHECK  
**Check Number:** 1125



**Date:** 2015-07-14  
**Amount:** \$230.00  
**Check Escrow Flag:** N  
**Check Writer:** ZIAI FAMILY LIMITED

## Detail Information

230.00      SBPL-2010-0001      TOTAL FEE



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June 10, 2015

Nahid B. Ziai  
Ziai Family Limited Partnership  
1025 Windswept Drive  
Great Falls, 22066

**Re: SBPL 2010-0001 Ziai Property**  
***Request for Extension of Validity***

Dear Mrs. Ziai:

Mr. Michael Seigfried forwarded your letter dated May 29, 2015 to me as I have assumed the responsibility of reviewing requests for validity extensions on preliminary subdivisions. Please note that your request for extension is premature as the Loudoun County Land Subdivision Ordinance (LSDO) requires no action on such a request more than 45 days prior to the date upon which the preliminary would become void. Therefore, no request may be acted upon prior to June 21, 2015. Additionally, your request did not include the review fee of \$230.00.

That said, I have reviewed the file and found that an extension of validity would be appropriate. At your earliest convenience please forward a fee check in the amount of \$230.00 made out to County of Loudoun to me and I will complete your request for extension of validity. As you note in your letter, the latest date on which such a request can be made is July 15, 2015.

If you have any question about this letter or this process please contact me by phone at 703-737-8851 or via email at [scott.berger@loudoun.gov](mailto:scott.berger@loudoun.gov).

Sincerely,

Scott Berger, CPM  
Division Manager for Land Development

Cc: Application File